



Connells

Roosevelt Avenue
Leighton Buzzard

Roosevelt Avenue Leighton Buzzard LU7 3EN

for sale fixed price
£350,000



Property Description

Introducing a four-bedroom mid-terraced home ideally situated at the peaceful end of a cul-de-sac. This well-appointed residence offers a perfect blend of comfort and convenience, making it an ideal choice for families and those seeking a serene yet connected lifestyle.

Upon entering this property, you'll be welcomed by the living space it provides. With four well-proportioned bedrooms, there's room for the entire family to relax and unwind. The ground floor has two reception rooms, providing flexibility for both casual and formal gatherings. The space gives you plenty of scope to create an open plan living accommodation.

Step outside into the garden, perfect for enjoying outdoor activities, gardening, or simply soaking in the sunshine. The garden is private offering endless possibilities for outdoor living.

Location is key, and this property doesn't disappoint. It's conveniently located close to town, ensuring easy access to shopping, dining, and entertainment. Additionally, the proximity to schools and shops adds to the convenience, making it a great choice for families with children.

Lounge

14' x 14' 6" (4.27m x 4.42m)
Double glazed window. Gas fire place.
TV point. Telephone point. Radiator.
Carpeted flooring.

Dining Room

11' 8" x 10' 10" max (3.56m x 3.30m max)
French doors to garden. Radiator.
Laminate flooring

Kitchen

10' 10" x 8' 10" (3.30m x 2.69m)
Double glazed window. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Plumbing for washing machine. Space for fridge freezer. 5 ring gas hob with cooker hood over. Electric oven. Double glazed door to garden. Tiled flooring.



Landing

Airing cupboard. Loft access.

Bedroom One

12' 10" x 8' 9" (3.91m x 2.67m)

Double glazed window. Radiator. Carpeted flooring.

Bedroom Two

14' 2" x 9' 5" (4.32m x 2.87m)

Double glazed window. Radiator. Carpeted flooring.

Bedroom Three

12' 7" max x 10' 9" (3.84m max x 3.28m)

Double glazed window. Radiator. Built in cupboard. Carpeted flooring.

Bedroom Four

10' 10" x 8' 3" (3.30m x 2.51m)

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Bath with electric shower over. Wash hand basin. WC. Heated towel rail. Fully tiled walls. Tiled flooring.

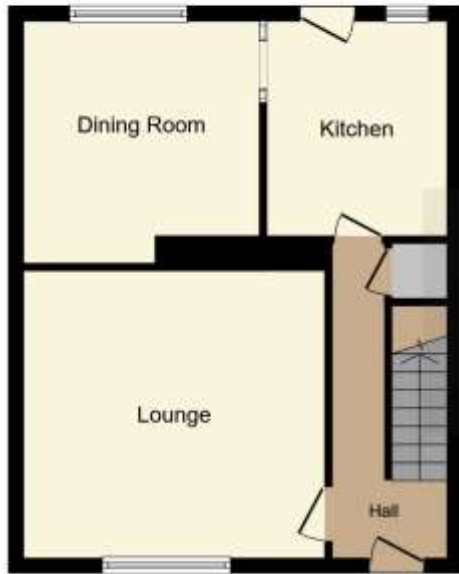
Loft Space

Ladder. Light. Boarded.

Rear Garden

Mainly laid to lawn. Paved patio. Outside WC. 2 brick built sheds. Wooden panelled fencing.

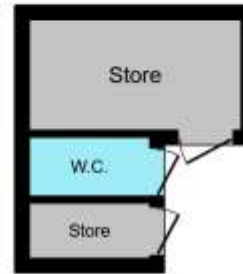




Ground Floor



First Floor



Outbuilding



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01525 372 588
E leightonbuzzard@connells.co.uk

4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: C

view this property online connells.co.uk/Property/LBC310692

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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